

# 215 E State Road 120

## Fremont, IN

real

1.47 acres + 4 baths + 3,748 sqft

Unique mixed-use investment property featuring a rustic log cabin—formerly a residence turned restaurant—and a separate rear home for additional rental income. Zoned for both commercial and residential use, this property offers excellent visibility, ample parking, and strong dual-income potential for investors or owner-operators alike.

Embrace the chance to create something extraordinary in this idyllic setting

\$850,000



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# Basic Property Information

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Prime Location just off of I-69, I-80, and State Road 120.

County: Steuben

Township: Jamestown

Parcel Number: 76-03-25-000-009.000-006

Legal Description: PT W1/2 NW 1/4 Sec 25 1.47A

Estimated Taxes: \$1,675

Built in 1987

Number of Stories: 1.5

Total Sq FT: According to Tax Records: 4,540 Sq FT

Partial Basement, Unfinished: 792 Sq FT

Finished Sq Ft: 3,748 Sq FT

Paving: 6,930 Sq FT

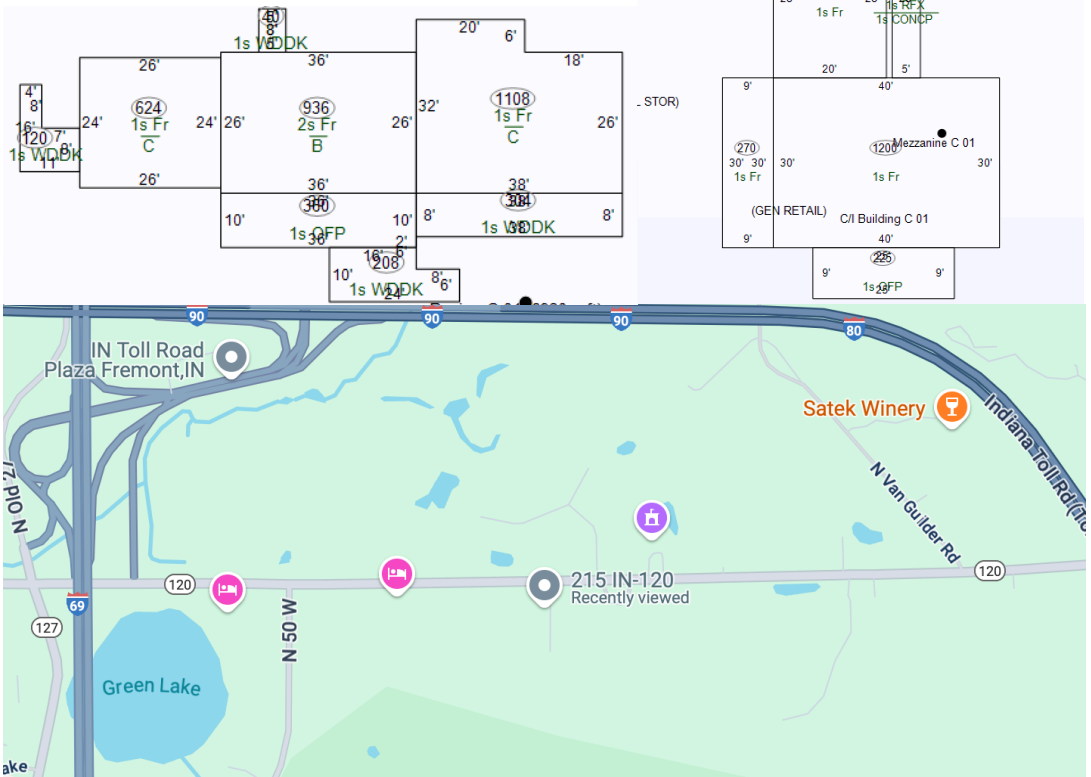
1.47 Acres

Property Type: 67 - Commercial

Property Class 430: Commercial Restaurant, Cafe, or Bar

Zoning: General Business, buyer and buyer's agent to verify zoning.

High-Traffic Location Near  
Major Highways—Perfect for  
Business



# Property Potential

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An exceptional investment opportunity awaits with this distinctive mixed-use property featuring a charming log cabin and separate residential home. Originally constructed as a private residence and thoughtfully converted into a restaurant, this property offers outstanding flexibility for continued commercial use or redevelopment into a variety of income-producing ventures.

The main log cabin exudes rustic charm with its authentic wood construction and inviting ambiance, ideal for a restaurant, café, retail space, or professional office. Behind the commercial building sits a detached residence that provides an additional revenue stream through long-term rental, short-term leasing, or owner occupancy.

The main cabin is crafted from premium logs imported from the renowned Greatwood Log Company in Greatwood, Wisconsin

## Investment Highlights:

- Dual-income potential from both commercial and residential units.
- Front log cabin previously operated as a successful restaurant.
- Rear detached home offers reliable rental or staff housing opportunity.
- Zoned for general business, supporting a range of business and residential applications. (Buyer and/or Buyer's Agent to confirm zoning.)
- Strong location with high visibility and easy access.
- Ample parking to accommodate both customers and tenants.
- Versatile layout suitable for investors, business owners, or portfolio expansion.

The property is currently vacant and ready for your vision. With its adaptable layout and prime general business zoning, this log cabin offers endless potential for its next chapter — whether reopening as a restaurant, converting to retail, office, or event space, or reimagining it as a distinctive short-term rental destination. The blank canvas allows investors and entrepreneurs to customize the space to suit a wide range of business models while taking advantage of the existing infrastructure and character of the building.

This property represents a rare blend of character, functionality, and financial upside. With its proven commercial history, established infrastructure, and built-in rental potential, it offers investors a turnkey opportunity to generate income immediately while maintaining significant long-term growth prospects.



# Rustic Charm, Endless Business Possibilities

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## **Restaurant / Steakhouse / Café**

Rustic charm draws locals and tourists alike.

Proven success as a hospitality venue.

Walk-in cooler, Ansul Hood System above stove, 3 compartment sink, sink and cooler in the bar area to be included in sale.

## **Brewery / Taproom / Winery Tasting Room**

Rustic, woodsy interior complements craft beverages.

High profit potential through local tourism and events.

## **Event Venue / Banquet Hall**

Weddings, corporate events, or private parties.

Rustic ambiance is highly marketable.

## **Coffeehouse / Bakery**

Small footprint, high repeat business potential.

Cozy, rustic environment encourages longer stays and community engagement.

## **Boutique Retail Store**

Specialty items, antiques, or local artisan products.

Unique cabin setting differentiates from standard retail spaces.

## **Bed & Breakfast / Short-Term Rental**

If zoning allows, overnight stays capitalize on rustic charm.

Can create additional income streams alongside the commercial space.

## **Artisan / Craft Workshop**

Pottery, woodworking, or local crafts.

Classes, workshops, and retail sales provide multiple revenue streams.

## **Wellness / Spa / Yoga Studio**

Small-town residents often seek unique wellness experiences.

Log cabin aesthetic creates a calming environment for clients.

## **Mixed-Use Café + Retail**

Daytime café, evening small events, and retail of specialty goods.

Maximizes revenue from multiple streams while using rustic charm as a draw.

## **Play Café / Family Entertainment Space**

A café combined with a safe, indoor play area for children.

Attracts families for daytime visits and can host birthday parties or classes.

## **Tourist Attraction / Specialty Experience**

Escape room, themed dining, or a historical/cultural exhibit.

Small towns can benefit from niche attractions that leverage unique character.

This property offers exceptional business potential, with its rustic charm and versatile layout ideal for a restaurant, retail, or event space.



# About the Property

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A rare opportunity near the heart of town, this property combines historic character with proven commercial success. Originally built as a small cabin in 1987, it evolved over the years into Timbuktoo's Steak and Seafood, a beloved local restaurant celebrated for its warm atmosphere, exceptional cuisine, and loyal clientele. The building features a fully equipped kitchen and a spacious dining room that once hosted gatherings and community events. Since closing in October 2023, the property presents a blank canvas for its next chapter.

Additional structures on the commercial lot include a barn and a former residential building. The home has been unoccupied for over a year, and its exact condition is currently unknown. This has been taken into account in the pricing, which assigns minimal value to the residence. Seller's Residential Real Estate Disclosures are provided and completed to the best of the seller's knowledge.

Nestled behind the commercial building is a charming, rustic residential home situated on 4 acres. The home offers 3 bedrooms, 2 bathrooms, and approximately 2,293 sq. ft. of living space. Its private setting makes it ideal for a live-work arrangement or as a potential long-term or short-term rental opportunity, providing additional income possibilities.

The commercial building is being sold with the residential home located directly behind it due to the properties being interconnected. While the well serving the commercial building is situated on the residential lot, both properties are otherwise independent, each with separate electrical and natural gas connections, septic systems, and a shared driveway providing convenient access between them.

The commercial building has an asking price of \$400,000, while the home and the 4 acres behind it are listed at \$450,000, bringing the total to **\$850,000**.

